

## Houchins, Karla

---

**From:** Park, Emily <Emily.Park@huschblackwell.com>  
**Sent:** Thursday, September 22, 2016 3:27 PM  
**To:** Houchins, Karla  
**Subject:** RE: CON application for #5374 NS: Kansas City Post Acute

Karla,

In response to your question, Mainstreet Property Group, LLC ("MPG") is the parent company of both Mainstreet Realty LLC and MS Kansas City MO LLC (the proposed owner of the project). Mainstreet Realty, LLC is the holding company used by MPG to purchase real estate. Once the purchase is complete, Mainstreet Realty, LLC assigns its interest in the property to its affiliate, MS Kansas City MO LLC.

Please let me know if you have any additional questions.

Thank you,

**Emily M. Park**  
**Attorney**  
Direct: 573.761.1120  
[Emily.Park@huschblackwell.com](mailto:Emily.Park@huschblackwell.com)

---

**From:** Houchins, Karla [<mailto:Karla.Houchins@health.mo.gov>]  
**Sent:** Thursday, September 22, 2016 8:54 AM  
**To:** Park, Emily  
**Subject:** CON application for #5374 NS: Kansas City Post Acute

Good morning, Emily.

I am reviewing the CON application for #5374 NS: Kansas City Post Acute, and have only one question at this time.

The application included a letter from PNC Real Estate expressing interest in expanding their lending relationship with Mainstreet Property Group and its affiliates. For clarification, what is the relationship between Mainstreet Property Group and the proposed owner and/or operator?

The population, number of existing beds and need calculation for the 15-mile area has not yet been checked by staff. If we find a discrepancy or have a question, we will contact you at a later date.

Please acknowledge receipt of this email today and provide the additional information by September 30.

Thank you.

**Karla Houchins, MBA**  
Program Coordinator, Certificate of Need  
Department of Health and Senior Services  
3418 Knipp Drive, P.O. Box 570  
Jefferson City, MO 65102  
573-751-6700  
FAX: 573-751-7894  
EMAIL: [karla.houchins@health.mo.gov](mailto:karla.houchins@health.mo.gov)  
<http://health.mo.gov/information/boards/certificateofneed/index.php>

This email is from the Missouri Department of Health and Senior Services. It contains confidential or privileged information that may be protected from disclosure by law. Unauthorized disclosure, review, copying, distribution, or use of this message or its contents by



# Certificate of Need Program

## REPRESENTATIVE REGISTRATION

(A registration form must be completed for **each** project presented.)

Project Name Kansas City Post Acute	Number 5374 NS
--	-------------------

(Please type or print legibly.)

Name of Representative John E Bardgett Jr.	Title President
---	--------------------

Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) John Bardgett & Associates, Inc	Telephone Number 636-530-9392
--	----------------------------------

Address (Street/City/State/Zip Code) 16141 Swingley Ridge Rd. Ste 110, Chesterfield, MO 63017
--

Who's interests are being represented?

(If more than one, submit a separate Representative Registration Form for each.)

Name of Individual/Agency/Corporation/Organization being Represented MS Kansas City MO, LLC	Telephone Number 855-885-7702
--	----------------------------------

Address (Street/City/State/Zip Code) 14390 Clay Terrace Blvd., Suite 205, Carmel, IN 46032
---

Check one. Do you:

- ☒ Support  
☐ Oppose  
☐ Neutral

Relationship to Project:

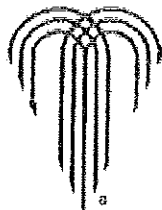
- ☐ None  
☐ Employee  
☐ Legal Counsel  
☐ Consultant  
☒ Lobbyist  
☐ Other (explain):

Other Information:

I attest that to the best of my belief and knowledge the testimony and information presented by me is truthful, represents factual information, and is in compliance with §197.326.1 RSMo which says: *Any person who is paid either as part of his normal employment or as a lobbyist to support or oppose any project before the health facilities review committee shall register as a lobbyist pursuant to chapter 105 RSMo, and shall also register with the staff of the health facilities review committee for every project in which such person has an interest and indicate whether such person supports or opposes the named project. The registration shall also include the names and addresses of any person, firm, corporation or association that the person registering represents in relation to the named project. Any person violating the provisions of this subsection shall be subject to the penalties specified in § 105.478, RSMo.*

Original Signature 	Date 10/03/2016
---	--------------------

CITY OF FOUNTAINS  
HEART OF THE NATION




KANSAS CITY  
MISSOURI

**Scott A. Wagner**

Mayor Pro Tem  
Councilman, 1st District at-Large  
Chair: Finance and Governance Committee  
Member: Housing Committee

22nd floor, City Hall, 414 E. 12th Street  
Kansas City, Missouri 64106-2705

 Scott Wagner (Councilman)

 @KC1stDistrict

September 28, 2016

Ms. Karla Houchins  
Program Coordinator, Certificate of Need  
Missouri Department of Health and Senior Services  
3418 Knipp Drive, Suite F  
Jefferson City, Missouri 65102

Re: Letter of Support for Kansas City Post Acute – 70 Skilled Care Facility (#5374)

Dear Ms. Houchins:

As the City Councilman for the 1st District, I fully support the Certificate of Need request currently under review for the Kansas City Post Acute project #5374 NS, by the Department of Health and Senior Services. The population of senior citizens in Clay County has grown steadily over the past several years and is expected to continue to grow.

I am excited about the Kansas City Post Acute project which will establish a 70-bed, all private room, long-term care skilled nursing facility in my district. I believe that a facility of this type will help to fill a growing need for senior citizens and health care placement needs in the community. In addition, I believe that this undertaking will help to beautify the surrounding neighborhood and improve the overall health care services provided to the area residents of Kansas City and Clay County.

This project will have a positive impact on both social and economic development by creating new jobs in the areas of construction, skilled nursing care, administration, food services, activities, laundry, housekeeping, social services, and maintenance.

It is estimated that this project will create approximately 350 full-time construction jobs and will eventually result in over 120 full-time healthcare related jobs.

I ask that you support and approve this worthwhile healthcare project for the residents of the City of Kansas City, Clay County and the surrounding service areas.

Thank you for your consideration.

Sincerely,

Scott Wagner  
Mayor Pro Tem  
Councilman, 1st District At-Large

